

1 BILL NO. R-85-03- 42

2 DECLARATORY RESOLUTION NO. R- 44-85

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 The South 53 feet of Lots Numbered  
13 561, 562 and 563 of Hanna's Addition,  
14 the North 33.5 feet of the South  
15 86.5 feet of Lots Numbered 561, 562  
16 and 563 of Hanna's Addition, and  
17 Lot Numbered 560 of Hanna's Addition;

18 said property more commonly known as 614-618 S. Harrison Street,  
19 and 222 Pearl Street, Fort Wayne, Indiana;

20 WHEREAS, recommendations have been received from the  
21 Committee on Finance and the Department of Economic Development  
22 concerning said Resolution;

23 WHEREAS, notice of the adoption and substance of said  
24 Resolution has been published in accordance with I.C. 5-3-2 and  
25 a public hearing has been conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has  
27 already been designated an allocation area under I.C. 36-7-14-39,  
28 the Fort Wayne Redevelopment Commission has adopted a Resolution  
29 approving the designation.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
31 THE CITY OF FORT WAYNE, INDIANA:


32 SECTION 1. That, the Resolution previously designating  
the above described property an "Economic Revitalization Area" is  
confirmed in all respects.



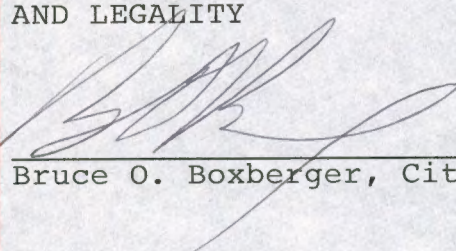
Page Two

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for three (3) years. Said designation shall terminate at the end of that three (3) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by Eustach,  
seconded by John, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on Tuesday, the 9th day of  
April, 19 85, at 7:00 o'clock P..M., E.S.

DATE: 3-26-85  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustach,  
seconded by Henry, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-9-85  
Madge Eustach  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-4485  
on the 9th day of April, 19 85,

ATTEST: (SEAL)  
Madge Eustach  
SANDRA E. KENNEDY, CITY CLERK  
Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 10th day of April, 19 85,  
at the hour of 11:00 o'clock A.M., E.S.T.

Madge Eustach  
SANDRA E. KENNEDY, CITY CLERK  
Approved and signed by me this 10 day of April,  
19 85, at the hour of 3 o'clock P..M., E.S.T.  
Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ronald L. & Judith C. Bonar, d/b/a/ J. R. Properties
2. Owner(s) Ronald L. and Judith C. Bonar
3. Address of Owner(s) 614 South Harrison Street  
Fort Wayne, IN 46802
4. Telephone Number of Owner(s) (219) 424-0318
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant N/A
7. Telephone number of Applicant ( ) N/A
8. Address of Property Seeking Designation 614-618 S. Harrison Street, and  
222 Pearl Street, Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) See attached survey
10. Township Waybe
11. Taxing District City Fort Wayne



12. Current Zoning Business
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Dujour Restaurant, offices of Bonar & Associates, Inc., Morrison Associates, Environs, Inc., and storage
- b. What Structure(s) (if any) are on the property? Two buildings - one 5-story brick and one 2-story brick (Environs, Inc.).
- b. What is the condition of this structure/these structures? Good structural condition but in need of repair/restoration
- |   | <u>222 Pearl</u> | <u>614-618 S. Harrison</u> |
|---|------------------|----------------------------|
| 15. Current Assessed Value of Real Estate | <u>\$14,600</u>  | <u>\$52,200</u>            |
| a. Land                                   | <u>10,200</u>    | <u>26,000</u>              |
| b. Improvements                           | <u>4,400</u>     | <u>26,200</u>              |
16. Amount of Total Property Taxes Owed During the Immediate Past Year  
1984 Payable 1985: \$5,361.38
17. Description of Proposed Improvements to the Real Estate  
Restoration and development to be done in two phases. See attached for detailed description.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
Phase I: May, 1985      Phase II: 1986
- b. When is completion expected? Phase I: Nov., 1985; Phase II: 1988
19. Cost of Project (not including land costs) Phase I: \$150,000  
Phase II: \$2,000,000+



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Phase I: 10 Phase II: 20

~~lation of this new manufacturing equipment?~~

b. What is the nature of those jobs? Phase I: additional staff of Bonar & Assoc. Phase II: additional office/maintenance employees

c. Anticipated time frame for reaching employment level stated above?

Phase I: 2 years Phase II: 3 years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) N/A

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The property is located in an area that has deteriorated and

become depressed. The building condition is substandard and obsolete for current needs and must be restored and developed to become a viable property. With assistance, the feasibility for restoration and development is enhanced.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will help develop the downtown in converting an old building into a viable office/restaurant/apartment complex.

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24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

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25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   X   NO

26. Financing on Project

What is the status of financing connected with this project?

PHASE I:

Owners have obtained a commitment for two \$15,000 Historic Facade Challenge Grants and a \$50,000 loan from the Downtown 50/50 Rehabilitation Program from the City of Fort Wayne. The balance will be provided thru Summit Bank.

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PHASE II:

Financing on Phase II is not yet finalized. It is expected IRB will be requested.

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I hereby certify that the information and representation on this Application are true and complete.

Ronald E. Bonar

Signature(s) of Owners

Judith C. Bonar

3/20/05

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
REAL ESTATE TAX ABATEMENT

ATTACHMENT

No. 17

The present property is occupied by Dujour Restaurant, Bonar & Associates, Inc. offices, Morrison Associates offices, and Environs, Inc. in the small building on Pearl Street. The properties are proposed to be developed in two phases over a period of about 5 years. These are described as follows:

PHASE I

Phase I proposes the renovation and expansion of the office space on the first floor of the building on South Harrison. Approximately 1,700 square feet of office space will be added to Bonar & Associates. In addition, the existing office space will be renovated and improved. Detailed plans for this renovation are available for review. In addition to the interior work planned, exterior restoration of the Harrison and Pearl Street facades are proposed. This work includes the total restoration of the two facades which will entail cleaning and restoring the brick; repair, restoration and painting the storefront; and replacement of all windows.

Phase I work is expected to begin by May of 1985 and be completed in November of 1985.

PHASE II

The building on Harrison Street consists of 50,000 square feet including a full basement. It is proposed that the first floor will be developed into offices plus the existing Dujour Restaurant. Floors 2 thru 5 are proposed to be developed into offices and/or apartments. It is anticipated that Dujour will occupy a portion of the second level immediately above their existing facilities. The balance of the building will have installed stairwells and elevators.

Current feasibility studies are underway to determine if it is economically feasible to construct apartments in the top 4 floors. Preliminary results indicate a positive finding and it is believed that this will be the final conclusion.

It is proposed that the feasibility study will be completed by the end of 1985. Construction is expected to begin in 1986 and is estimated to take approximately two years to be completed, or sometime in 1988.

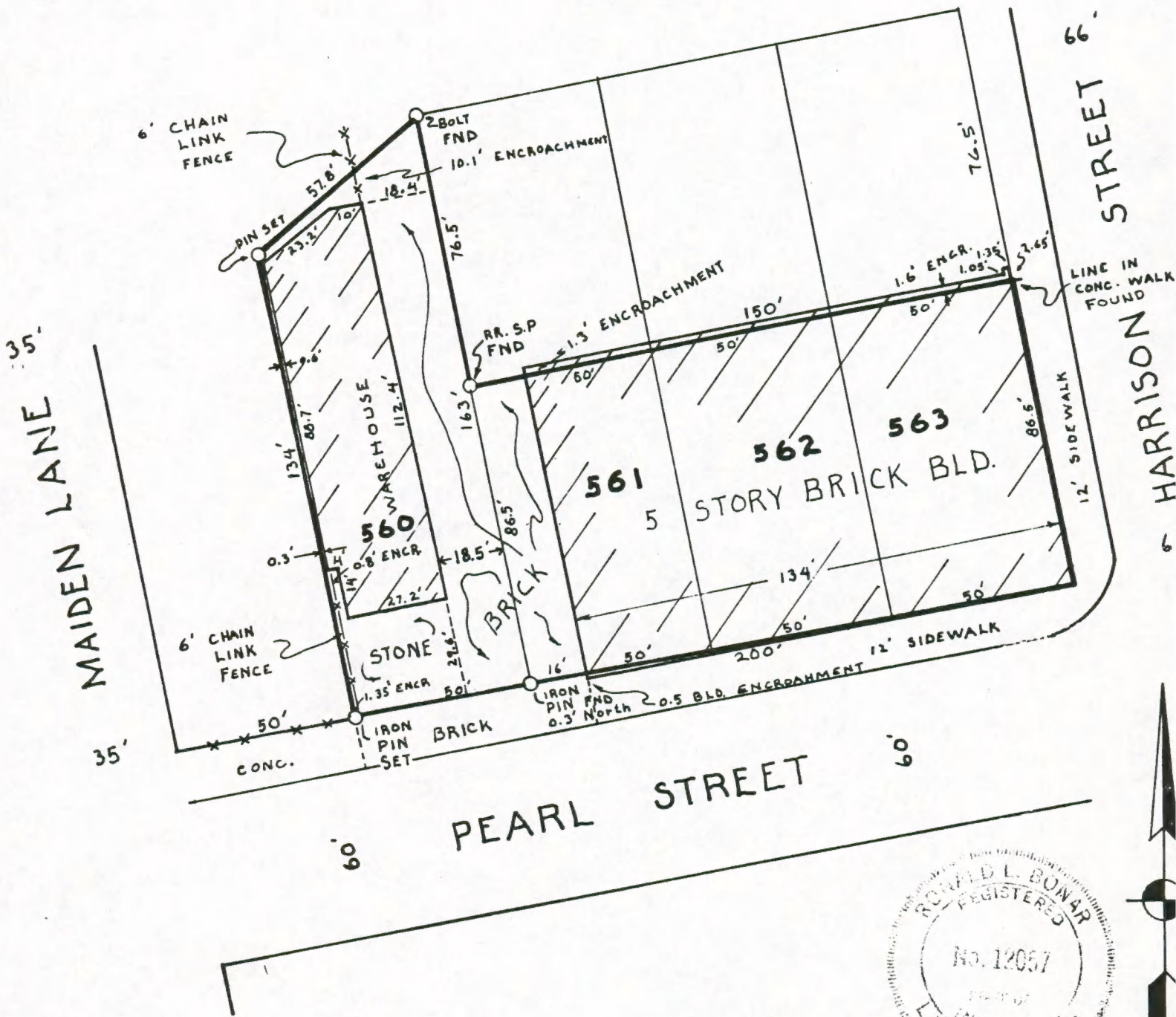


CERTIFICATE OF SURVEY

Office of  
**RONALD L. BONAR & ASSOCIATES, INC.**  
Engineering, Surveying, Planning  
Fort Wayne, Indiana

Ronald L. Bonar  
Land Surveyor #12057

The undersigned Land Surveyor, registered as provided by an act of the General Assembly of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made in feet and decimals and the corners were perpetuated as shown, in conformity with the plat and deed record thereof in the office of the Recorder of Allen County, Indiana. No encroachment existed, except as noted. The description of the real estate is as follows, to wit: The South 53 feet of Lots Numbered 561, 562 and 563 of Hanna's Addition, the North 33.5 feet of the South 86.5 feet of Lots Numbered 561, 562 and 563 of Hanna's Addition, and Lot Numbered 560 of Hanna's Addition. This property is located within the Intermediate Regional Flood (approximately March, 1913 flood) but not within the standard project flood area as defined and described in the December 1974 Corps of Engineers, U.S. Army Technical Summary to Flood Plain Information Reports for Maumee, St. Mary's and St. Joseph Rivers, Cedar Creek, Junk and Trier Ditches.



SCALE 1"=40'

Job No 79159  
For Wayne Hardware

IN WITNESS WHEREOF, I hereunto place my hand and seal this 19th day of September, 1979

*Ronald L. Bonar*



1038

J R PROPERTIES

614 S. HARRISON  
FORT WAYNE, INDIANA 46802

3/20 1985  $\frac{71-34}{749}$

PAY TO THE ORDER OF City of Ft Wayne  
Fifty and  $\frac{00}{100}$  \$ 50.00 DOLLARS

SUMMIT BANK S

ONE SUMMIT SQUARE, FORT WAYNE, INDIANA

Ronald L. Benay

FOR

⑈001038⑈ ⑆074900343⑆ 45 2 004 292⑈



BILL NO. R-85-03-42

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

(614=619 S. Harrison Street and 222 Pearl Street - Ronald L. &

Judith C. Bonar d/b/a J.R. Properties)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 4-9-85

SANDRA E. KENNEDY  
CITY CLERK



DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-8503-42DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (614-618  
S. Harrison Street and 222 Pearl Street - Ronald L. & Judith C. Bonar,  
d/b/a J. R. Properties).

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE The restoration and development of these buildings  
will help develop the downtown area in converting an old building  
into a viable office/restaurant/apartment complex. Thirty (30) addi-  
tional jobs will be created.

EFFECT OF NON-PASSAGE Opposite of the above.

\_\_\_\_\_

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Phase I: \$150,000;

Phase II: \$2,000,000+

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

March 28, 1985

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of March 30, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common  
Council of Fort Wayne, IN

Bill No. R-85-03-41 & R-85-03-42  
Bill No. R-85-03-43 & R-85-03-44

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 2



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-85-03-41 AND R-85-03- 42 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on 3-26-85,  
date

designating property at 614-618 S. Harrison Street and  
222 Pearl Street - Roanld L. & Judith C. Bonar; d/b/a J.R. Properties

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, April 9, 1985, at 7:00 o'clock  
date, time & place  
P.M., Common Council Conference Room 128, City-County Building, One  
Main Street, Fort Wayne, Indiana.

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk





# The City of Fort Wayne

April 1, 1985

Ben Eisbart  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Ronald I. & Judith C. Bonar  
(J.R. Properties)

Dear Mr. Eisbart:

On March 20, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 614-618 South Harrison Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on March 27, 1985. A formal review of the site and an interview with Ronald I. Bonar was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart  
April 1, 1985  
Page 2

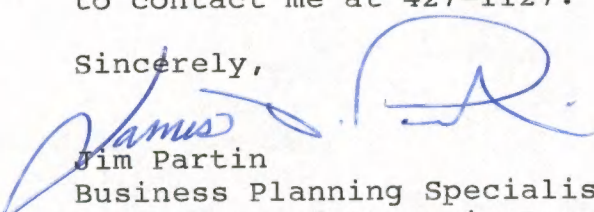
Rationale

The above stated recommendation is based upon the following rationale:

Deterioration of Improvements  
Preservation of a Historic Structure  
Improvement of the Physical Appearance of the City  
Increase in Employment (30) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin  
Business Planning Specialist  
Department of Economic Development

del



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		.....
Head	number of lines	5
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	lines,	1	columns wide equals	24	equivalent lines at	.300¢	\$	7.20
cents per line								
Additional charge for notices containing rule or tabular work (50 per cent of above amount)								
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra								
TOTAL AMOUNT OF CLAIM								\$ 8.70

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Mar. 30, 19 85 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 3/30/85

Subscribed and sworn to me before this 30th day of March 19 85

Anne M. Perkins  
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-03-41 AND R-85-03-42)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 3-26-85, designating property at 614-616 S. Harrison Street and Pearl Street - Roanid L. & Judith C. Bonar; d/b/a J.R. Properties, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, April 9, 1985, at 7:00 o'clock P.M., Common Council Conference Room 128, City-County Building, One Main Street, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

3/30



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines5

Body number of lines17

Tail number of lines2

Total number of lines in notice24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$7.20  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50

TOTAL AMOUNT OF CLAIM \$8.70

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Mar. 30, 1985

Drusilla Roose  
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 3/30/85

Subscribed and sworn to me before this 30th day of March 1985  
Anne M. Perkins Notary Public  
My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-03-41 AND R-85-03-42)  
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All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk  
3/30